



Portella Bellissimo Unit 2 HOA Annual Meeting Minutes

When: 6/23/24

Time: 9:00am

Where: 1087 Contabella Ln, Bernalillo, NM 87004

Agenda

1. Roll call and determination of quorum

- a. 62% of HOA members were in attendance. The meeting was called to order at 9:05am

2. Reading of minutes of preceding meeting

- a. See meeting minutes dated June 3, 2024, in the Portella Bellissimo Unit 2 HOA Website: www.pbu2hoa.com

3. Report of Officers

- a. President: Ratification of the budget was complete by the Board on May 8, 2023, at the annual Board Meeting.
- b. Secretary: Covenants officially amended to update article 2.4 (see in Unfinished Business section of agenda) December 8, 2023
- c. Treasurer:
 - i. Tax prep for 2023 state and federal taxes filed on 1/31/24
 - ii. Secretary of State Annual Report filed on 5/14/24 (due May 15)

4. Report of Board of Directors

- a. None



5. Reports of Committees

- a. None

6. Election of Officers (when so required)

- a. List of current board members/officers and term updates.
 - i. President & Secretary term = 3 years
 - ii. Vice President term = 2 years
 - iii. Treasurer term = 1 year

7. Election of members of the Board of Directors (when so required)

- a. None

8. Unfinished business if any

- a. Updates to official covenants after 2/3 approval:
 - i. Restricted vehicles must continue to be in screened/garage area
 - ii. Allowance to have restricted vehicles unscreened/outside garage extended from 24hrs to 72hrs. See updated item below.

Vehicles. No motor home, recreational vehicle, camper, trailer, boat, motorcycle or similar vehicle or facility, structure or recreational equipment shall be kept, maintained or placed within the Subdivision, at any time, unless stored inside a garage or in a screened area approved by the Architectural Control Committee or the Association.

Notwithstanding the foregoing, seasonal and operative boats, recreational vehicles, and campers may be stored on the Property for a period not to exceed 72 hours, cumulative or total in any 30 day period.

9. New business if any

- a. Welcome our newest neighbors: Henrietta and Leroy Duran - 1056 Contabella Ln



- b. Survey results - budget/annual assessments.
 - i. Explanation of increase and expectations moving forward (i.e., saving trees in front, etc.)
 - ii. General Liability Insurance Policy for 2024/2025 increased from \$849 to \$1,009. See site for 95 page policy doc.
 - iii. 10 Households approve
- c. Ongoing cleanup outside the Portella Gates is a team effort.
- d. Reminder to keep front yard weeds cleaned up.
- e. Gate Matters:
 - i. The gate code has now been changed from #2012 to #7283
 - ii. Rob proposes a review of the gate call box due to:
 - 1. The display is barely legible (on a cloudy day).
 - 2. The audio is very muffled and difficult to understand.
 - 3. My "Davis, R" number is not working. It rings a few times and you get a "number is not in service" message.
 - 4. Jackie to contact Dana with Direct Access Automated Gates on Monday to check out.
- f. Corporate Transparency Act
 - i. HOA must be registered before 1/1/2025. Should be no cost. Dylan will complete.
- g. Block party or get together in the fall. (Discussed at the Board Meeting.) Survey and ask for volunteers to plan and execute.

10. Adjournment